

1 James I. Stang, Esq. (CA Bar No. 94435)
 2 Shirley S. Cho, Esq. (CA Bar No. 192616)
 3 Werner Disse, Esq. (CA Bar No. 143458)
 4 PACHULSKI STANG ZIEHL & JONES LLP
 5 10100 Santa Monica Blvd., 11th Floor
 6 Los Angeles, California 90067-4100
 7 Telephone: 310/277-6910
 8 Facsimile: 310/201-0760
 9 Email: jstang@pszjlaw.com
 10 scho@pszjlaw.com
 11 wdisse@pszjlaw.com

E-File: December 22, 2009

12 Zachariah Larson, Esq. (NV Bar No. 7787)
 13 LARSON & STEPHENS
 14 810 S. Casino Center Blvd., Ste. 104
 15 Las Vegas, NV 89101
 16 Telephone: 702/382.1170
 17 Facsimile: 702/382.1169
 18 Email: zlarson@lslawnv.com

19 Attorneys for Debtors and Debtors in Possession

20 **UNITED STATES BANKRUPTCY COURT
 21 FOR THE DISTRICT OF NEVADA**

22 In re:

23 Case No. 09-14814 LBR

24 THE RHODES COMPANIES, LLC, aka "Rhodes
 25 Homes," et al.¹

26 Date: N/A
 27 Time: N/A
 28 Place: N/A

Debtors.

29 Affects All Debtors
 30 Affects the following Debtors:

31 **STIPULATION TO EXTEND CASH COLLATERAL TERMINATION DATE [RE:
 32 DOCKET NO. 126]**

33 _____
 34 ¹ The Debtors in these cases, along with their case numbers are: Heritage Land Company, LLC (Case No. 09-14778); The
 35 Rhodes Companies, LLC (Case No. 09-14814); Tribes Holdings, LLC (Case No. 09-14817); Apache Framing, LLC (Case No.
 36 09-14818); Geronimo Plumbing LLC (Case No. 09-14820); Gung-Ho Concrete LLC (Case No. 09-14822); Bravo, Inc. (Case No.
 37 09-14825); Elkhorn Partners, A Nevada Limited Partnership (Case No. 09- 14828); Six Feathers Holdings, LLC (Case No. 09-
 38 14833); Elkhorn Investments, Inc. (Case No. 09-14837); Jarupa, LLC (Case No. 09-14839); Rhodes Realty, Inc. (Case No. 09-
 39 14841); C & J Holdings, Inc. (Case No. 09-14843); Rhodes Ranch General Partnership (Case No. 09-14844); Rhodes Design and
 40 Development Corporation (Case No. 09-14846); Parcel 20 LLC (Case No. 09-14848); Tuscany Acquisitions IV LLC (Case No.
 41 09-14849); Tuscany Acquisitions III LLC (Case No. 09-14850); Tuscany Acquisitions II, LLC (Case No. 09-14852); Tuscany
 42 Acquisitions, LLC (Case No. 09-14853); Rhodes Ranch Golf and Country Club, LLC (Case No. 09-14854); Overflow, LP (Case
 43 No. 09-14856); Wallboard, LP (Case No. 09-14858); Jackknife, LP (Case No. 09-14860); Batcave, LP (Case No. 09-14861);
 44 Chalkline, LP (Case No. 09-14862); Glynda, LP (Case No. 09-14865); Tick, LP (Case No. 09-14866); Rhodes Arizona Proper-
 45 ties, LLC (Case No. 09-14868); Rhodes Homes Arizona, LLC (Case No. 09- 14882); Tuscany Golf Country Club, LLC (Case
 46 No. 09-14884); and Pinnacle Grading, LLC (Case No. 09-14887).

This Stipulation is entered into by and between the above-captioned Debtors and Debtors in Possession (the “Debtors”), the First Lien Steering Committee (“FLSC”), the Administrative Agent for the First Lien Lenders (the “Agent”), and the Official Committee of Unsecured Creditors (the “OCUC”). The foregoing parties (together, the “Parties”) hereby enter into this Stipulation and agree as follows:

RECITALS

WHEREAS, on April 30, 2009, the Court entered that *Final Stipulated Order (I) Authorizing Use of Cash Collateral Pursuant to Sections 105, 361, 362 and 363 of the Bankruptcy Code and (II) Granting Adequate Protection and Super Priority Administrative Expense Priority to Prepetition Secured Lenders re Debtors' Motion for Interim and Final Orders Pursuant to Sections 105, 361, 362, 363, and 364, etc. [Docket No. 126]* (the “Final Cash Collateral Order”);

WHEREAS, the Final Cash Collateral Order has been extended from time to time pursuant to stipulation of the Parties and further Orders by this Court;

WHEREAS, pursuant to the Order Approving the Third Stipulation re Emergency Motion to Extend Cash Collateral Termination Date [Docket No. 535] , the Cash Collateral Termination Date as defined in the Final Cash Collateral Order is currently set to expire on January 11, 2010 at 11:59 p.m. prevailing pacific time;

NOW THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration (the receipt and sufficiency of which are acknowledged), it is hereby stipulated and agreed by and between the Parties as follows:

AGREEMENT

1. Subject to the Debtors' continued compliance with all other terms of the Final Cash Collateral Order, the First Lien Steering Committee has agreed to an extension of the Cash

1 Collateral Termination Date set forth in paragraph 3(i)(a) of the Final Cash Collateral Order
 2 through the earlier of (i) February 28, 2010 at 11:59 p.m. (prevailing Pacific Time) or (ii) the
 3 Effective Date of the plan pursuant to the Budget attached hereto as Exhibit A (solely with
 4 respect to the earlier of those two dates) with all other provisions of the Final Cash Collateral
 5 Order remaining in full force and effect, except for compliance with paragraph 3(b) regarding
 6 Pinnacle, which the FLSC and Agent waived under a prior stipulation and order.

7 2. The Challenge Period set forth in paragraph 10 of the Final Cash Collateral Order
 8 shall be extended through February 28, 2010.

9 Dated: December 22, 2009

10 **APPROVED**

11 By: /s/ Philip C. Dublin
 12 AKIN GUMP STRAUSS
 13 HAUER & FELD LLP
 14 Ira S. Dizengoff (NY Bar No. 2565687)
 15 Philip C. Dublin (NY Bar No. 2959344)
 16 Abid Qureshi (NY Bar No. 268437)
 One Bryant Park
 New York, NY 10036
Counsel for the First Lien Steering Committee

17 **APPROVED**

18 By: /s/ James I. Stang
 19 James I. Stang
 20 Pachulski Stang Ziehl Young & Jones LLP
 10100 Santa Monica Blvd., 11th Floor
 21 Los Angeles, CA 90067
*Counsel for Debtors and Debtors-in-
 Possession*

10 **APPROVED**

11 By: /s/ Ramon M. Naguiat
 12 SKADDEN, ARPS, SLATE,
 13 MEAGHER & FLOM LLP
 14 Ramon M. Naguiat
 15 300 S. Grand Ave., #3400
 16 Los Angeles, CA 90071
*Counsel for Credit Suisse, Cayman Islands
 Branch, as Agent for First Lien Lenders*

17 **APPROVED**

18 By: /s/ J. Thomas Beckett
 19 J. Thomas Beckett
 20 Parsons Behle & Latimer
 21 One Utah Center
 22 201 South Main Street, Suite 1800
 Salt Lake City, UT 84111
*Counsel for Official Committee of
 Unsecured Creditors*

EXHIBIT A

Rhodes Homes 11 Week Cash Flow Forecast
Revised 12/22/2009

Starting Cash on 12/11/2009 (Projection) **\$ 5,768,983**

Actual

12/18/2009 **38**

12/25/2009 **39**

1/1/2010 **40**

1/8/2010 **41**

1/15/2010 **42**

1/22/2010 **43**

1/29/2010 **44**

2/5/2010 **45**

2/12/2010 **46**

2/19/2010 **47**

2/26/2010 **48**

Totals

Line #	Week Ending	7	3	1	1	3	2	3	3	2	0	28
1	Units Closed - Backlog (Sold)	0	0	0	0	0	0	0	0	0	0	0
2	Units Closed - New Sales Not Started (Projected)	0	0	0	0	0	0	0	0	0	0	0
3	Units Closed - Unsold Standing Inventory (Projected)	\$ 1,610,469	\$ 612,009	\$ 311,690	\$ 240,141	\$ 935,098	\$ 491,916	\$ 611,805	\$ 892,476	\$ 450,884	\$	\$ 6,880,720
4	Net Revenues - Backlog (Sold)	\$										
5	Net Revenues - New Sales Not Started (Projected)											
6	Net Revenues - Unsold Standing Inventory (Projected)											
7	Revenues - Park Construction											
8	Tuscany Golf Course Revenues	29,527	18,000	52,000	50,000	55,000	60,000	65,000	65,000	65,000	65,000	339,600
9	Pinnacle Grading Revenues											
10	Miscellaneous Refunds and Fees	18,180	-	-	-	-	-	-	-	-	-	574,527
11	Total Cash Receipts	1,658,176	630,009	363,690	290,141	985,098	546,916	671,805	789,232	957,476	515,884	404,600
12	Insurance Financing											
13	IT Services / Equip.	192,340	-	-	-	-	-	2,788	-	-	2,788	197,916
14	Storage	-	-	8,591	-	-	-	8,591	-	-	-	17,181
15	Rent	-	-	300	-	-	-	-	-	-	-	300
16	Brokerage License	-	-	31,393	-	-	-	31,393	-	-	-	62,786
17	HOA Fees (1)	-	-	1,000	-	-	-	1,000	-	-	-	2,000
18	Model Home Leases (2)	-	-	7,760	-	-	-	7,760	-	-	-	15,520
19	Total 1st of Month Payments	-	192,340	72,135	-	-	-	2,788	71,835	-	-	2,788
20	Rhodes Homes Payroll	67,471	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	757,471
21	Rhodes Homes Ordinary Course Professionals	19,711	-	-	30,000	-	20,000	-	30,000	-	-	119,711
22	Rhodes Homes Consultants	22,703	3,138	2,500	20,000	20,000	20,000	20,000	20,000	20,000	-	165,341
23	Rhodes Homes AZ Payroll	-	-	-	-	-	-	-	-	-	-	-
24	Pinnacle Payroll	3,089	3,089	3,089	3,089	3,089	3,089	3,089	3,089	3,089	3,089	27,868
25	Total Payroll and Benefits	112,973	75,227	74,589	122,089	92,089	122,089	92,089	120,561	90,561	90,561	1,073,390
26a	Pinnacle (Job Cost)	-	-	701	451	451	451	451	451	451	451	4,760
26b	Pinnacle Overhead	3,846	9,277	11,985	9,246	5,846	5,846	5,846	5,846	5,846	5,846	124,965
27	Pinnacle (Equipment Notes Payments)	96,911	7,907	14,251	66,226	-	-	7,907	14,251	66,226	66,226	281,586
28	RH Vertical Costs to Complete - Backlog+Standing (Unsold)	559,207	563,844	441,269	404,497	355,467	330,052	318,694	281,922	269,665	263,536	4,028,073
29	RH Vertical Costs to Complete - New Sales Not Started (3)	-	5,250	21,000	47,250	52,500	68,250	94,500	115,500	136,500	136,500	729,750
30	Rhodes Homes Land Dev. (Cost to Complete)	83,295	-	40,524	56,024	38,362	26,317	45,658	23,725	16,656	10,533	406,115
31	Rhodes Ranch Park (Job Cost)	(1,876)	-	-	-	-	-	-	-	-	-	(1,876)
32	Rhodes Homes Warranty Repairs (Job Cost)	14,894	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	89,894
33	Rhodes Homes Vertical Costs - A/P	-	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	35,000
34	Rhodes Homes Land Dev. - A/P	-	-	-	-	-	-	-	-	-	-	-
35	Rhodes Homes Land Dev. - Park A/P	-	-	-	-	-	-	-	-	-	-	-
36	Total Job Cost	756,277	638,503	550,730	550,781	446,331	447,826	498,577	431,695	485,344	428,493	463,709
37	Sales / Marketing	7,555	14,695	14,695	14,695	14,695	14,695	14,695	14,695	14,695	14,695	154,509
38	G & A	37,845	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	192,845
39	Utility Deposits	-	-	-	-	-	-	-	-	-	-	-
40	Builder Subsidies to Tuscany HOA (4)	-	-	18,349	-	-	-	-	18,349	-	-	36,698
41	Sales and Use Tax / Personal Property Taxes	-	24,842	12,500	391,941	35,000	-	-	12,500	-	-	454,282
42	Debtor's Restructuring Professionals (5)	12,275	-	179,565	94,798	13,207	-	-	127,500	50,000	-	499,139
43	Committee's Restructuring Professionals (6)	-	47,046	-	-	450,000	-	7,500	21,250	-	-	102,753
44	Lenders' Professionals (7)	-	13,185	-	-	-	-	-	7,500	450,000	-	928,185
45	US Trustee Payment Center	-	-	2,000	4,500	2,000	-	80,000	2,000	4,500	2,000	80,000
46	Employee & Consultant Housing and Travel Expenses	57,675	117,269	245,110	526,434	530,402	32,195	145,945	188,044	532,195	32,195	65,945
47	G&A Expenditures	21,899	76,260	75,500	60,000	37,500	64,000	30,000	100,000	42,500	69,000	30,000
48	Tuscany Golf Course Costs	5,768,983	6,478,335	6,008,745	5,354,371	4,385,207	4,263,983	4,154,789	4,057,194	3,934,291	3,741,167	3,636,801
49	Starting Cash Position	1,658,176	630,009	1,099,599	1,018,064	1,259,304	985,098	546,916	671,805	789,232	912,136	515,884
50	Net Revenue for the week	948,824	6,008,745	\$ 5,354,371	\$ 4,385,207	\$ 1,106,322	\$ 656,110	\$ 769,399	\$ 4,154,789	\$ 4,057,194	\$ 3,934,291	\$ 3,741,167
51	Disbursement for Week	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$ 3,388,398
52	Ending Cash Position	\$ 6,478,335	\$ 6,008,745	\$ 5,354,371	\$ 4,385,207	\$ 1,106,322	\$ 656,110	\$ 769,399	\$ 4,154,789	\$ 4,057,194	\$ 3,934,291	\$ 3